

# \$479,900 - 6654 98c Street, Grande Prairie

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MLS® #A2244211

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.12 Acres

Country Club West., Grande Prairie, Alberta

Welcome to this wonderful family home in the heart of Country Club West, perfectly situated on a quiet street with no rear neighbours, backing onto green space and a park, it's an ideal setting for kids to play and families to relax. Just minutes from schools, shopping, and all amenities, this spacious modified bi-level offers the perfect balance of comfort, function, and location. Step inside to a bright, open-concept layout featuring a white kitchen with a corner pantry, center island, stainless steel appliances and plenty of space for cooking and gathering. The adjoining dining room offers direct access to the deck and backyard, while the cozy living room features a gas fireplace and large windows that bring in tons of natural light. The main level includes two bedrooms and a full bathroom, while the private primary suite is tucked away above the garage, complete with a walk-in closet and 4-piece ensuite. Downstairs, the fully developed basement offers even more living space for the whole family with a fourth bedroom, another full bathroom, and a large rec room perfect for movie nights, play space, or a home gym. Enjoy the outdoors in the fully fenced and landscaped backyard, and keep vehicles warm year-round in the heated double garage. With everything your family needs, and a park right out your back gate, this home is ready to welcome you! Book your showing today!

Built in 2002



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244211          |
| Price          | \$479,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,417             |
| Acres          | 0.12              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6654 98c Street    |
| Subdivision | Country Club West. |
| City        | Grande Prairie     |
| County      | Grande Prairie     |
| Province    | Alberta            |
| Postal Code | T8W 2T4            |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Vinyl Siding                                            |
| Foundation        | Poured Concrete                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 16              |
| Zoning         | RG              |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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